

September 28, 2004

GEORGINA SANTIAGO  
P.O. BOX 347511  
CORAL GABLES , FL 33234

**RE: Public Hearing Application #Z2004000241  
CENTURY CAPITAL GROUP, INC.**

Dear GEORGINA SANTIAGO :

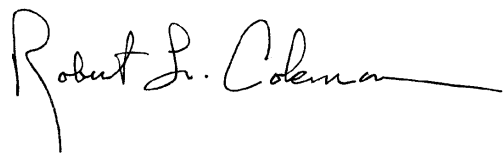
In order to process the aforementioned public hearing application, the following items must be submitted to this office as soon as possible. Processing of this application will be withheld until the comments and deficiencies listed below have been addressed.

1. The Department views NW 103 Street as the front of the property. Provide the front setback for the convenience store of 20' at NW 103 Street. A setback variance will be required if you choose not to revise the front setback on the site plan.
2. Provide the required setback of 20' for the dumpster enclosure from the north property line. A setback variance will be required if you choose not to revise the rear setback on the site plan.
3. Provide the required 5' landscape buffer including the buffer trees as stated in Chapter 18A 6 (H) - Buffers between dissimilar land uses, along the north property line. A variance of the buffer requirements is required if you choose not to revise the buffer on the site & landscape plans.
4. The "new I.D. sign" is not being reviewed since no details have been submitted for it. Please provide the sign details and setbacks if you want it reviewed under this application.
5. Please provide the square footage with the percentage of lawn area. The maximum lawn area is 20% of the minimum landscape open space requirements. Lawn area that exceeds this percentage must be drought tolerant grasses or ground cover and must be listed as such on the Zoning Legend or request a variance if you choose not to revise the legend.

If plans are requested above, submit six (6) complete sets, along with a reduced 8 ½" x 11" copy to be sent to my attention.

If you have any questions regarding this matter, please do not hesitate to contact me. I can be reached by calling (305) 375-2640.

Sincerely,

A handwritten signature in black ink that reads "Robert L. Coleman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert Coleman  
Zoning Hearings Section

DEFICIENCY LETTER